

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 26, 2000**

PRESENT: John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Judith W. Downer, Dranesville District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers, citing notification problems, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-00-V-033, WILLIAM V. BALDWIN, TO A DATE CERTAIN OF DECEMBER 7, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Alcorn, Downer, and Wilson absent from the meeting.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-98-S-024, KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF DECEMBER 14, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Alcorn, Downer, and Wilson absent from the meeting.

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SEA-97-M-044 - SKYLINE ENTRE LIMITED PARTNERSHIP (Decision Only)

(The public hearing on this application was held on October 25, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-97-M-044, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 26, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Downer and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Downer and Wilson absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. RZ-2000-PR-006 - FRANCISCO J. CORTES AND LEANNE C. SPIES
2. 2232-B00-20 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES

This order was accepted without objection.

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RZ-2000-PR-006 - FRANCISCO J. CORTES AND LEANNE C. SPIES

- Appl. to rezone from R-2 to R-3 to permit residential development at a density of 2.52 du/ac on property located on the W. side of Edgelea Rd., approx. 850 ft. S. of its intersection w/Courthouse Rd. on approx. 1.19 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1((1))127 & 128. PROVIDENCE DISTRICT. PUBLIC HEARING.

Michelle Rosati, Esquire, with Hunzeker and Lyon, reaffirmed the affidavit dated September 18, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Rosati stated that the applicant's proposal was consistent with the recommendations in the Comprehensive Plan and would be compatible with the existing Edgemoore development in both design and density. She pointed out that the proffers included measures to minimize the impact of construction traffic on Edgemoore residents and that the new homes would be accepted into the Edgemoore Homeowners Association (HOA).

In response to questions from Commissioner Hall, Ms. Rosati explained that the outlot intended for stormwater management would be conveyed to the HOA as open space if a stormwater management waiver was granted as anticipated.

In reply to Commissioner Byers, Ms. Rosati said it was her understanding that the Edgemoore HOA had no objection to accepting the outlot.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Ms. Julie Markham, 2900 Gretna Place, Vienna, spoke in support of the application.

Michael McHugh, Esquire, 2000 N. 14th Street, Suite 210, Arlington, representing Edgemoore HOA, spoke in support of the application. He noted that the applicant had worked with Edgemoore and confirmed Ms. Rosati's statement that the HOA had no objection to accepting the outlot.

There being no further speakers, Chairman Murphy called upon Ms. Rosati for a rebuttal statement. Ms. Rosati declined, and there being no comments or questions from the Commission or final staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-PR-006, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 26, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Downer and Wilson absent from the meeting.

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2232-B00-20 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - Appl. to acquire approx. 7.35 ac. at the NE quadrant of Freds Oak Rd & the Fairfax County Parkway to construct a new community library & associated facilities. Tax Map 77-3((1))21. BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. Pam Nee, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Harsel, Ms. Nee indicated the service area for the proposed library.

Mr. Carey Needham, Department of Public Works and Environmental Services, explained that the County had entered into a contract to purchase the subject property to build a community library, contingent upon this 2232 approval. He noted that no funding had been approved for design or construction at this time and that the plan shown in the staff report was conceptual. Mr. Needham discussed the alternatives explored and explained why the subject site had been chosen. He noted that the application had been amended to provide curb, gutter and sidewalk improvements along Freds Oak Road. He emphasized the applicant's commitment to coordinate with the County's Department of Transportation, the Virginia Department of Transportation and the community to develop detailed designs for the facility and entrance to the site.

Chairman Murphy called the first listed speaker.

Mr. Ira Weiss, 5961 Coopers Landing Court, Burke, said that he did not object to the proposed library, but wished to express his concerns for traffic and security. (A copy of Mr. Weiss' statement is in the date file.)

Mr. Joseph Mancini, 5803 Jackson Oak Court, Burke, spoke in support of the application. He said that the library would be an asset to the community and would preclude high density residential use of the subject property.

Mr. Joseph Schindelholz, 5915 Freds Oak Road, Burke, concurred with Mr. Weiss' remarks. He was especially concerned about the traffic impact of a community library and suggested that new traffic counts should be made and solutions found for traffic problems before final decisions were made.

Commissioner Hall commented that the library would probably not draw traffic from a very large area. Ms. Judith Anderson, Deputy Director of Library Administration, confirmed that the heaviest, repeat visitors to a community library came from the immediate area, that is, within one or two miles of the building.

Mr. Schindelholz reiterated his concern about traffic.

Chairman Murphy explained the 2232 process, noting that the Commission did not have the authority to place conditions on the application.

Mr. Paul Shortt, 5935 Freds Oak Road, Fairfax Station, spoke in favor of the application. He expressed the hope that the plans for the library could be revised to save an old oak tree with an 18 foot circumference. Mr. Shortt said that the tree had historical value.

The next 13 speakers all supported the application. They spoke about the great need for a community library in this area and said this was a good location. Some of the speakers also mentioned their support for a traffic signal at the intersection of Freds Oak Road and the Fairfax County Parkway and agreed with Mr. Schindelholz that new traffic counts for the intersection were needed.

5. Craig Musick, 5913 Oakland Park Drive, Burke,
representing the Oakland Park Cluster
6. Amanda Musick, 5913 Oakland Park Drive, Burke
7. Thomas Murdock, 5828 Oakland Park Drive, Burke
8. Victor Johnnides, 5837 Oakland Park Drive, Burke
9. Ken Gaul, 10351 Steamboat Landing Lane, Burke
10. Ronda Desplinter, 5715 Nordeen Oak Court, Burke
11. William Sinott, 10727 Bear Oak Court, Burke
12. Susan Thorniley, 5215 Dunleigh Glen Lane, Burke
representing the Library Board of Trustees
13. John Murray, 6123 Mantle Road, Burke
representing the Burke Centre Conservancy
14. Nancy Davis, 10606 Fiesta Road, Fairfax
15. Colette Sheldon, 6229 Windward Drive, Burke
representing the Spring Pond Cluster
16. Joyce Mitulla, 5710 Oak Apple Court, Burke
17. John Pratt, 6713 Harwood Place, Springfield,
representing the Springfield District Council.

Mr. Musick, Ms. Musick and Ms. Sheldon submitted statements for the record, copies of which may be found in the date file.

The last speaker, Mr. Mark McWilliams, 6163 Martins Landing Court, Burke, concurred with Mr. Shortt's comments concerning preservation of the large oak tree.

Commissioner Byers commented that safety was also a criteria for determining the need for a traffic signal.

Commissioner Harsel acknowledged that traffic was a problem to be addressed. She assured the Commission and the audience that all concerned parties would work together to develop solutions prior to construction. She added that preservation of the oak tree would be considered as well.

Chairman Murphy said that this was a good application and a good location. He noted the similarities between this site and the Pohick Regional Library and announced his intention to support a motion for approval.

There being no further comments or questions from the Commission and Ms. Nee having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSAL FOR 2232-B00-20 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Downer and Wilson absent from the meeting.

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The meeting was adjourned at 10:26 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 21, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission